

## **HOUSING NEEDS**

In this section, the County reviews housing needs of County residents. Housing data included in this portion of the Plan are based upon U.S. Census data, the HUD's Comprehensive Housing Affordability Data, the 2001 annual *Rental Housing Survey* and the Smart Growth Housing Task Force Report. This section includes:

- a statement of need for assistance among extremely low, very low, low, and moderate-income households by renter and homeowner status
- specification of such needs for different categories of residents, including large families, single persons, the elderly, persons with disabilities (including persons with HIV/AIDS and/or their families)
- a description of housing needs in terms of the numbers of households experiencing specific housing problems, including cost-burden, severe cost-burden, substandard housing, defects and overcrowding
- to the extent that any racial or ethnic group has disproportionately greater need for any income category in comparison with the needs of that category as a whole, the jurisdiction must complete an assessment of that specific need (such a need exists when the percentage of persons in a category of need, who are members of a particular racial or ethnic group, is at least 10 percentage points higher than the percentage of persons in the category as a whole)

To the extent practicable, the information contained in this section addresses both the Dutchess Urban County Consortium and the HOME Consortium, which includes the City of Poughkeepsie. This effort is made to document the housing needs in each of these consortiums that may be addressed with CDBG and HOME Program funds.

For purposes of this narrative, differentiation between renter and owner-occupied households will be made within each breakdown by HUD-specified low-income category. Extremely low-income households include all households with incomes between zero and 30 percent of the County's median income, very low-income households earn 31-50 percent of the County's median household income and low-income households are considered to be those earning 51-80 of the median.

### **Income Breakdown**

#### *Owner-Occupied Households*

The majority of Dutchess County households live in owner-occupied dwellings, though the City of Poughkeepsie has a very large renter population with only 36.8% of units owner-occupied. A total of 69 percent of the total household population (67,439 households) in the County live in units that are owner-occupied. Twenty-four percent (24%) of the total owner-occupied households (16,522 households) experience some type of housing problem. Twenty-seven percent (27%) of all owner households in the County fall within the HUD-defined low-income categories.

The table below shows the income breakdown of owner households. It shows the number of owner households in each income category; the percentage each category is of the total owner households in 2000 and 1990; and the percent change from 1990 to 2000.

**TABLE 9**  
**Income Breakdown of Owner Occupied Households**

<b>Income Categories</b>	<b>Total Owner Households</b>	<b>Percent of Total 2000</b>	<b>Percent of Total 1990</b>	<b>Percent Change 1990-2000</b>
<=30% MFI	3,653	5%	6%	-17%
>30 to <=50% MFI	4,683	7%	7%	0%
>50 to <=80% MFI	9,989	15%	8%	88%
>80	49,114	73%	79%	-8%
<b>Total</b>	<b>67,439</b>			

MFI – Median Family Income

<= : Less than or equal to

< : Less than

> : Greater than

A review of this table shows a significant percentage increase in the number of owner-occupied households in the 50 to 80 percent category and most of that shift coming from the 80 percent or greater category.

The large number of lower income owners who are cost burdened documents the need for financial assistance to these residents. Likewise, the existence of housing problems discussed in more detail below, documents the need for rehabilitation.

#### *Renter Households*

A total 31 percent of the County's household population is comprised of renters. In the City of Poughkeepsie, 63.2 percent of households are renter occupied. Forty percent of the total renter households experience some type of housing problem. This most significant problem is cost burden with on average 94% of renters experiencing only cost burden and no other housing problem. Sixty-three percent of renter household fall within the low-income category which is seven percent higher than the 1990 percentage.

The table below shows the income breakdown of renter households. It shows the number of renter households in each income category; the percentage each category is of the total renter households in 2000 and 1990; and the percent change from 1990 to 2000.

**TABLE 10**  
**Income Breakdown of Renter Households**

<b>Income Categories</b>	<b>Total Owner Households</b>	<b>Percent of Total 2000</b>	<b>Percent of Total 1990</b>	<b>Percent Change 1990-2000</b>
<=30% MFI	7,136	24%	16%	50%
>30 to <=50% MFI	5,241	17%	13%	31%
>50 to <=80% MFI	6,707	22%	27%	-18.5%
>80	11,031	37%	44%	-16%
<b>Total</b>	<b>30,115</b>			

MFI – Median Family Income

<= : Less than or equal to

< : Less than

> : Greater than

The increase in the number of low-income renters residing in Dutchess documents the need for rental subsidies and home buyer assistance, and the existence of housing problems, discussed in more detail below, documents the need for rehabilitation efforts.

#### Race/Ethnicity of Renters and Owners

The following table shows the racial characteristics of renter and owner households in Dutchess County. Each table is broken down into white, black, Hispanic and other minorities. These category names are those used by HUD's CHAS Data with the exception of the "other minorities" category. This category was developed by the County by deducting the first three racial/ethnic categories from the total number of households.

**TABLE 11**  
**Racial Breakdown of Renter Households**

<b>Race/Ethnicity</b>	<b>2000</b>	<b>1990</b>	<b>Percent Increase</b>
White	73.5%	80.9%	-9.1%
Black	14.8%	12.7%	16.5%
Hispanic	7.2%	4.0%	80%
Other Minority	4.5%	2.4%	87.5%

Source: 2000 CHAS Data

**TABLE 12**  
**Racial Breakdown of Owner Households by Percentage**

<b>Race/Ethnicity</b>	<b>2000</b>
White	91.6%
Black	3.8%
Hispanic	2.7%
Other Minority	1.9%

Source: 2000 CHAS Data, owner information unavailable for 1990.

A review of tables 3A and 11 shows that minority groups are a slightly larger percentage of the renter population than they are of the population as a whole. Table 11 shows that black households make up 14.8 percent of the renter households in Dutchess County while they only comprise 6.2 percent of the overall population. The difference in the Hispanic population is less significant. Hispanic households make up 7.2 percent of the renter households while they are only 5.95 percent of the County's overall population. Other minority groups are also disproportionately represented in the renter community although they are a very small segment of the populations. Other minority groups make up 4 percent of the renter community but they make up 2 percent of the county's population.

## **Housing Problems**

This narrative will discuss the housing problems of lower income households. For the purposes of this discussion housing problems are defined as cost burdened, overcrowded and/or lacking complete plumbing and kitchen facilities. Cost burdened is broken down into: cost burdened (households paying between 30 and 50 percent of their household income on housing) and severe cost burdened (those paying more than 50 percent of their household income on housing).

A total of 29.3 percent of Dutchess County households experience one or more the housing problems noted above. This percentage is one percent higher than the 1990 percentage. Renters have a higher incidence of such problems with 40 percent experiencing problems while only 24.5 percent of owners experience similar problems.

A review of the data shows that housing costs are the most significant housing problem. The following table shows a breakdown of the cost burden issue by income category and housing type:

**TABLE 13**  
**Percent Cost Burdened by Income and Housing Type**

<b>Income Category</b>	<b>Cost Burden*</b>	<b>Percent of Renter Households with Problem</b>	<b>Percent of Owner Households with Problem</b>
Extremely Low Income	Cost Burden	12.6	19
	Severe Cost Burden	57.0	61.5
Very Low Income	Cost Burden	48.4	27.1
	Severe Cost Burden	17.7	28.4
Low Income	Cost Burden	22.3	31.2
	Severe Cost Burden	1.1	12.2
Moderate/Upper Income	Cost Burden	1.8	10.6
	Severe Cost Burden	0	1.1

Clearly, cost is a much more significant problem than overcrowding or inadequate facilities.

### *Housing Problems and Minority Status*

The following section analyzes whether Blacks and Hispanics are disproportionately impacted by housing problems based on the 2000 CHAS data. For this purpose, disproportionate impact exists when the percentage of persons in a category who are members of a particular race or ethnicity is at least 10 percent high than the percentage of persons in the category as a whole.

Overall, both Blacks and Hispanics are disproportionately impacted by housing problems. Forty-three percent of Blacks and 46 percent of Hispanics report some type of housing problems. These percentages are 13% and 17% over the County average. Within the total household category problems seems to be focused in small-related families (rentals and ownership) and elderly homeowners for Blacks. Housing problems for Hispanic were disproportionately in elderly households (rental and owner) and small-related families in rentals.

### *Cost Burden/Affordability*

The problem of securing affordable, quality housing affects most of the urban areas of the Northeast. The rising cost of housing throughout Dutchess created a situation whereby the middle income residents of the County cannot afford to purchase a home. The rental market has also experienced significant increases. Both of these market are discussed in more detail later in this report.

The significant presence of cost burden in Dutchess County is caused by the lack of appropriately sized, safe, affordable rental housing. While Census information shows that small and large related renter households are more likely to be cost burdened than elderly and single households within the extremely and very low income categories, a single reversal of this trend is evidenced in the low and moderate income households county-wide. Yet, experience has shown that small families report more housing expense problems than large families.

As depicted in the above narrative, very-low, low, and moderate income residents, are experiencing considerable difficulties in renting or purchasing affordable housing within the county and will require assistance to do so in many cases.

Additionally, purchasers from outside the area provide the demand to respond to the increasing supply of homes. Mobility from higher priced areas, such as Westchester County, has prevented market response to shifting supply and demand.

### *Non Cost Burden Housing Problems*

In general, overcrowding and lack of kitchen and plumbing facilities do not appear to be a significant problem in Dutchess County. A review of the housing problems of lower income residents shows that overcrowding and lack of kitchen and plumbing facilities is not a significant problem in Dutchess County. Only 2.8 percent of Dutchess County household have problems with overcrowding and inadequate facilities. Within this category extremely low and very low-income renters have the most significant non-cost related problems at 5.7 and 5.2 percents, respectively. Within these income categories renters experience significantly more problems with owners with 7-8% of renters reporting such problems but only 2-3% of owners experiencing similar problems.

There is the general impression that overcrowding is a result of families doubling-up for economic or other reasons on an emergency or temporary basis. Due to worsening economic conditions, and an increasing demand for affordable housing, it is likely that the number of families doubling-up will increase, and that these increases will be in the most severely disadvantaged census tracts within the Cities of Beacon and Poughkeepsie.

Furthermore, while population growth in Dutchess County between 1990 and 2000 was 8%, which is in line with the change in number of housing units (8.6%), the number of households increased at a more rapid rate of 11%. As a result, vacancy rates have dropped significantly since 1997. Ideally, vacancy rates would hover around 5%, but Dutchess County has seen rates drop from 3.4% in 1997 to 1.8% in 2003. These trends suggest that overcrowding could become a growing housing problem.

### *Substandard Conditions*

The incidence of physical inadequacy in the County's renter and owner-occupied units is difficult to determine. Various statistical indicators can be used but each provides a different estimate. It is statistically problematic to add the indicators together, as many substandard properties will overlap into several indicators.

The incidence of physical inadequacy can also differ, depending on the housing quality standard used as a base and what a household perceives and reports as a physical inadequacy. For this report, census information on the lack of adequate plumbing and kitchen facilities was reviewed as an indicator of severely inadequate housing. According to the 2000 Census, an estimated 381 occupied housing units (.4 percent) have incomplete plumbing facilities and 267 units (.3 percent) have incomplete kitchen facilities. The percentages for the City of Poughkeepsie are similar to the County's. These numbers are not broken down by tenure or income. This indicator obviously encompasses only the most severely inadequate units. The Census also noted 118 units (.1 percent) which have no heating method.

Given the age of units in the County and the high percentage of households experiencing housing problems, there is a need for rehabilitation programs in Dutchess, particularly for low-income families.

## **Household Size and Type**

Among the County's renters, the largest proportion (38 percent) of the population is comprised of small-related households of two-four members. Seven percent of the population is comprised on large-related households of five or more members. Thirty four percent of all small-related renter households experience some type of housing problem, while 57 percent of large-related renter households are faced with the same problems of overcrowding, cost burden and sub-standard living conditions.

The County has determined that there is the need to assist both large and small cost burdened families.

## **Elderly**

Elderly households comprise 22 percent of the total household population, 25 percent of the owner-occupied households and 17 percent of the County's total renter population respectively. Among the elderly households (not including those earning greater than 95 percent of the median household income) problems/cost burden are present in significant numbers in all income categories. In the 50-80 percent of median income category 35 percent of renters and 21 percent of renters experience some type of housing problem.

Many of the County's elderly are at risk of becoming homeless. In fact, the worsening of these conditions may cause homelessness. Further, the frail elderly are at particular risk of becoming homeless. Many of the County's elderly live at poverty level or just above it.

Among all elderly owner-occupied households, 22 percent earn 51-80 percent of the median family income and as such are considered to reside within the low-income category. Fifteen percent of the County's total elderly owner households earn incomes between 31-50 percent of the MFI and are considered very-low income households. Elderly homeowners who earn 0-30 percent of the MFI comprise 13 percent of the County's total elderly owner-occupied household population. These households are determined to be extremely low-income households.

In addition, sub-standard housing conditions among the elderly are a problem. A total of 29 percent of the total elderly, owner-occupied households percent of the MFI, have distinct housing problems. The largest proportion of elderly homeowners experiencing housing problems/ substandard conditions is those who earn 0-30 percent of the MFI (81 percent of these households experience housing problems). These housing problems/substandard conditions may include deficiencies that pose a threat to the health and safety of the County's residents: leaking/sagging roofs, electric service and/or box problems, faulty/exposed wiring, inoperable or clogged furnaces, appliance shut-off valves, lack of or exposed insulation, broken windows, broken stairs and stoops, broken walkways, sagging ceilings, etc.

These problems have been observed by County staff in units currently occupied by the elderly. Those same homeowners who experience substandard conditions and housing problems also may face distinct cost burdens which would further impair their ability to make necessary/emergency home repairs. This could lead to homelessness.

The 2000 Census for Dutchess County has identified that a total of 25 percent of all elderly homeowner face cost burdens in excess of 30 percent of their income. Of those strapped by the costs of securing shelter, 12 percent pay more than 50 percent of their income in housing costs.

The County has determined that there is a need to dedicate funding to improve the quality of elderly, cost burdened households. There is a need to facilitate necessary repairs.